

4.4 NORTH EVELEIGH HEIGHT & FLOOR SPACE RATIO



NOT TO SCALE



- HERITAGE ITEMS:**
- Chief Mechanical Engineers Office Building
 - Carriage Workshops • Blacksmiths' Shop
 - Paint Shop • Scientific Services Building No. 1
 - Telecommunications Equipment Centre

NOTE: Any additional height indicated on a heritage item (refer to Items of Heritage & Buildings of Historical Interest diagram) is subject to a detailed heritage study.

PUBLIC OPEN SPACE:
Refer to Indicative Location of Publicly Accessible Open Space diagram.

MAXIMUM FLOOR SPACE RATIO

	Max. Residential FSR	Max. FSR*
Western Section	2:1	2:1
Central Section	0.5:1	1:1
Eastern Section	1:1	2:1

*Note: The Residential FSR component should not exceed FSR indicated in 'Maximum Residential FSR'.

REDFERN STATION UPGRADE & CONCOURSE CURRENTLY BEING INVESTIGATED	EXISTING BUILDING HEIGHT TO REMAIN	4 STOREY HEIGHT MAX.	5 STOREY HEIGHT MAX.	10 STOREY HEIGHT MAX.	16 STOREY HEIGHT MAX.	RAILWAY USE
POTENTIAL PEDESTRIAN & CYCLE BRIDGE	PROPOSED SET BACK/ BUFFER TO EXISTING RESIDENTIAL	VIEW CORRIDORS	VIEW CORRIDORS	ACCESS FOR RAILWAY MAINTENANCE	VEHICLE, PEDESTRIAN & CYCLE ROUTE	SITE ENTRY